

176.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 666,800 /

USE VALUE: 666,800 /

ASSESSed: 666,800 /

Total Card /

Total Parcel

666,800

666,800

666,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		LANCASTER RD, ARLINGTON

OWNERSHIP

Owner 1:	GITE SADANAND
Owner 2:	
Owner 3:	
Street 1:	60 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	FLYNN EILEEN M -
Owner 2:	-
Street 1:	60 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	275,800		391,000	666,800
Total Card	0.106	275,800		391,000	666,800
Total Parcel	0.106	275,800		391,000	666,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	517.70	/Parcel:	517.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,800	0	4,620.	391,000	666,800	666,800	Year End Roll	12/18/2019
2019	101	FV	225,600	0	4,620.	385,400	611,000	611,000	Year End Roll	1/3/2019
2018	101	FV	225,600	0	4,620.	296,100	521,700	521,700	Year End Roll	12/20/2017
2017	101	FV	225,600	0	4,620.	279,300	504,900	504,900	Year End Roll	1/3/2017
2016	101	FV	225,600	0	4,620.	257,000	482,600	482,600	Year End Roll	1/4/2016
2015	101	FV	220,100	0	4,620.	240,200	460,300	460,300	Year End Roll	12/11/2014
2014	101	FV	217,200	0	4,620.	221,200	438,400	438,400	Year End Roll	12/16/2013
2013	101	FV	217,200	0	4,620.	221,200	438,400	438,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN EILEEN M	1249-129		3/15/2002		249,750	No	No		
FRASER WILLIAM/	1158-162		7/16/1996		90,000	No	No	A	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN EILEEN M	1249-129		3/15/2002		249,750	No	No		
FRASER WILLIAM/	1158-162		7/16/1996		90,000	No	No	A	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN EILEEN M	1249-129		3/15/2002		249,750	No	No		
FRASER WILLIAM/	1158-162		7/16/1996		90,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2015	778	Solar Pa	12,950		6/23/2015			Install solar pane
4/10/2005	305	Renovate	64,000	C		G6	GR FY06	replace existing 2

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Inspected	PC	PHIL C
4/12/2009	Inspected	197	PATRIOT
11/12/2008	Measured	345	PATRIOT
4/13/2006	Permit Visit	BR	B Rossignol
5/12/2002	MLS	MM	Mary M
11/8/2000	Hearing Chag	201	PATRIOT
11/8/2000	Inspected	201	PATRIOT
1/6/2000	Mailer Sent		
12/23/1999	Measured	276	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA	___/___/___
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

## EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1935	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G15	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2	- Plaster	
Sec Int Wall:	1	- Drywall	50 %
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES YARD ITEMS													TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES		TAXES	
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